



# Town of Griswold



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**GRISWOLD ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
MINUTES**

**JANUARY 20, 2010**

**GRISWOLD TOWN HALL**

**I. REGULAR MEETING (7:00 P.M.)**

**1. Call to Order**

Chairman Thomas Giard, Jr. called this regular meeting of the Griswold Economic Development Commission to order at 7:00 p.m.

**2. Roll Call**

**Present:** Chairman Thomas Giard, Jr., Vice Chairman Melvin Jetmore Paul Lach, Chris Hargus, Matthew Baber Town Planner Carl Fontneau, and Recording Secretary Donna Szall.

**Absent:**

**3. Determination of Quorum**

T. Giard stated that there is a quorum for this regular meeting of the Economic Development Commission.

**4. Approval of Minutes**

**A. Minutes of Regular Meeting of September 16, 2009**

T. Giard asked for any corrections or omission. M. Jetmore made a motion to accept the minutes. C. Hargus seconded the motion. All were in favor. The motion carried.

**B. Minutes of Public Hearing and Special Meeting of September 28, 2009**

T. Giard asked for any corrections or omission. M. Jetmore made a motion to accept the minutes. P. Lach seconded the motion. All were in favor. The motion carried.

**5. Correspondence**

There was no correspondence.

**6. Matters Presented for Consideration**

**A. Results of three Main Street Steering Committee meetings.**

T. Giard explained that the EDC was helping the Main Street Steering Committee and the local business owners to improve Main Street and it is actually moving along. He asked C. Fontneau to explain the types of issues to be improved. C. Fontneau stated that the next meeting date

was changed to February 24, 2010 instead of February 17, 2010.

C. Fontneau stated that there was discussion of a parking plan for downtown and that there be adequate signage for off street parking; and P. Anthony will look in to town liability to maintain them as public parking lots even though they private property. T. Giard stated that for now it would be just to improve the existing parking. T. Giard stated that there be adequate signage that indicates where there is public parking. M. Jetmore stated that all the buildings have parking behind that it privately owned and T. Giard stated that it would be leased to the Town for \$1.00 to the property owners and the parking would be maintained by the town for snow removal and maintenance. M. Jetmore suggested that it be opened in the back to drive through on Main Street.

C. Fontneau stated that there was discussion of street line improvements such as benches, planters, flowers and how to work that out for a low cost alternative and will self sustaining. M. Jetmore stated that it should be symmetrical. T. Giard stated that there are concrete planters at the Veterans Memorial Park with evergreens in them and so are low maintenance.

C. Fontneau stated that there would be better lighting along Main Street and in the alleys and Ken Sullivan spoke about the broad range of cost to do it perfectly and so we will look at the low costs alternatives first. There was discussion of this matter.

C. Fontneau stated that there was talk of a river walk to connect Main Street with the Veterans Memorial Park. He stated that in the next meeting the more realistic lower cost more immediate things that can start this summer. He stated that he received an email from Paula Stahl that she will have the student architects do Main Street as a project this spring.

C. Fontneau stated that they are hoping to get more people involved. M. Jetmore asked how many were attending. C. Fontneau stated that there were ten people there at the meeting.

M. Jetmore stated that they also do façade programs. C. Fontneau stated that there was a façade program in the Chough Harbor report. T. Giard asked M. Jetmore that you cannot get adequate lighting with decorative lighting. M. Jetmore stated no, you cannot get enough lumens. He asked if the lights are leased from C L & P. P. Lach stated that they don't belong to C L & P, you pay so much a month for them.

T. Giard state that the wooden poles could be replaced with the hang over decorative lights. He stated that it could cost \$1.5 million for underground utilities which was a quote from someone there at the meeting. There was discussion of this matter.

C. Fontneau stated that there are 3 or 4 plans that can be done in spring for little or no money. He stated that there could be some money left if TPA doesn't spend it all on the MDP.

D. Szall suggested that there be a dedicated space for a covered Farmers Market on Main Street that could bring people in. T. Giard stated that there is a section by the Rite Aid that could be used for a Farmers Market and that this could be used for art shows and other events. There was discussion of this matter. He asked C. Fontneau to bring that up at the next meeting.

## **B. Status of Draft #3 of Municipal Development Plan**

T. Giard asked C. Fontneau to speak about the Municipal Development Plan. C. Fontneau stated that he has three copies of the latest revised plan done in September 2009 which is the present status of the draft and maps. This was sent to the state agencies that review the MDP and comment should have been received on 12/28/09. C. Fontneau stated that there are comments from Nelson Terreso project manager and 10-15 pages of comments from DPH and DEP, DEC except by OPM. C. Fontneau stated that these comments will be implemented in an April 2010 Draft which DEC will approve and will come back for public hearings locally and enactment at a town meeting. There was discussion of this matter.

C. Fontneau stated that there are two comments regarding the level b well field map that is there and DPH stated that Triangle must be remediated to drinking water quality. C. Fontneau stated that we have the level A map and a draft zoning map with the level A on it. He stated that there is no way that Level A will have Triangle in it. He stated that this information went to the company doing the remediation on the small Triangle parcel. M. Jetmore stated that there was something that said it was less than it was thought originally. C. Fontneau stated that during the Phase III there were some other problems found on the small site. He stated that it would 100,000 to 200, 000 to do the soil reclamation for the small site. He stated that grant money was applied to cover this expense and hopefully will get the funding. There was discussion of this matter.

C. Fontneau stated that the Business Park zone was put in because we have a Level A zone and does not prohibit the development in that zone. He stated that TPA is revising and putting the comments in the MDP. He will ask them to minimize their costs on the next draft so there can be money for the concept plan for Main Street to put in the draft. He stated that currently there is \$5,000 left. There was discussion of this matter including that there will be an electronic PDF file at the end of this contract.

#### **C. Report on status of Triangle parcels, EPA grant application and other developments.**

C. Fontneau explained that there is a draft Phase III site assessment and that this will be reviewed by Mark Lewis at DEP for approval. He stated that in the field, they found that there were additional areas of concern with petroleum hydrocarbon spills and that the back portion of the building was build over a pond and the fill material is unknown. He stated that the preliminary costs for remediation.

M. Jetmore stated that during the public hearing Mikutel stated that there should be a dedicated use. He asked if the ice cream company submitted a letter. C. Fontneau stated no but that they used the suggestion of Cynthia Kata for an assisted living and continuing care facility for that site was submitted as a use. There was discussion of this matter.

C. Fontneau explained that the town applied for an EPA grant for funds for the clean up of the 2.4 acre parcel. He stated that there is a good chance that the funds will be granted for the amount of \$200,000. There was discussion of this matter including in-kind and matching funds.

T. Giard asked about the large Triangle parcel. C. Fontneau stated that they are 65-70 percent complete in demolition. There was discussion of this matter including that the material taken off site is being sold and Hazmat is disposed of properly.

#### **D. Other topics as presented**

C. Fontneau stated that the commercial building approved on Rte 138 approved last year will have two tenants in a few months and the rope manufacturer's lot next door got tied up in the foreclosure of the golf barn. He will be putting up a 4,050 sq. ft. building for his rope supply business. C. Fontneau stated that the golf barn site will be put up for sale by the bank so there will probably be more commercial development at that site. He didn't think that it would be used as a driving range in the future. There was discussion of these matters

T. Giard asked about the Vocatura property. C. Fontneau stated that there is some incremental progress and explained that the closing for the lot for the travel center will happen soon. They are looking at formats for letters of credit. He spoke with the hotel people and encouraged them to hold on since the stormwater and infrastructure will be built by the travel center. He also told them about the size of the signs to be seen from the highway. There was discussion of these matters.

M. Jetmore stated that in the PoCD the EDC was assigned duties to investigate the zoning along Rte 201 and Rte 138 and we should review this. C. Fontneau stated that many of the short term goals have been started or completed. M. Jetmore asked about the business park.

T. Giard stated that there is now a zone for the Business Park. C. Fontneau stated that the magenta zone is for the business park that includes the majority of the Polinsky site and along Rte 201. T. Giard stated that this will be revisited in the near future. C. Fontneau will make copies for the next meeting with update of the tasks for EDC in the PoCD. There was discussion of this matter including existing water supply and potential for sewer supply for the business park showing extensions on the water and sewer company maps that go to Hartford for the "Smart Growth" plans.

## **7. Adjournment**

T. Giard asked for a motion to adjourn. M. Jetmore made a motion to adjourn. P. Lach seconded the motion. All were in favor. The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Donna M. Szall  
Recording Secretary